151.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,500 / 897,500
					USE VALUE:	897,500 / 897,500
					ASSESSED:	897,500 / 897,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALVATO DONALD S & DEBRA A
Owner 2:	CURTSMITH PHILLIP & MARY
Owner 3:	
Street 1:	65 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAO XINMING & -
Owner 2:	ZHANG YUANYE -
Street 1:	65 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 2496 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	447,600	1,600	448,300	897,500
Total Card	0.107	447,600	1,600	448,300	897,500
Total Parcel	0.107	447,600	1,600	448,300	897,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.58 | /Parcel: 359.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 100303
GIS Ref:
GIS Ref:
Insp Date: 04/14/18

Parcel ID: 151.0-0003-0010.0

!11869!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,700	1600	4,680.	448,300	897,600	897,600	Year End Roll	12/18/2019
2019	101	FV	338,500	1600	4,680.	420,300	760,400	760,400	Year End Roll	1/3/2019
2018	101	FV	338,500	1600	4,680.	347,400	687,500	687,500	Year End Roll	12/20/2017
2017	101	FV	338,500	1600	4,680.	319,400	659,500	659,500	Year End Roll	1/3/2017
2016	101	FV	338,500	1600	4,680.	291,400	631,500	631,500	Year End	1/4/2016
2015	101	FV	324,400	1600	4,680.	285,800	611,800	611,800	Year End Roll	12/11/2014
2014	101	FV	324,400	1600	4,680.	265,600	591,600	591,600	Year End Roll	12/16/2013
2013	101	FV	280,100	1700	4,680.	252,700	534,500	534,500		12/13/2012

PRINT

Date	Time
12/11/20	02:00:04

LAST REV

Date	Time
04/14/20	15:12:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAO XINMING &,	74247-426	1	3/6/2020		1,005,000	No	No		
DIGBY JOHN J JR	60611-538		11/30/2012		655,000	No	No		
	11902-715		10/13/1970		26,000	No	No		N

USER DEFINED

Prior Id # 1:	100303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2013	655	Manual	800	C				
4/1/2013	436	Manual	7,000	C				
3/21/2013	400	Manual	2,896	C				
4/29/1992	157		19,500					ADD 31X39 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
6/18/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Inspected	189	PATRIOT
2/25/2009	Entry Denied	372	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07067311
Const Adj.:	0.98010004
Adj $ / SQ:	131.171
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469195
Depreciation:	21583
Depreciated Total:	447612

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

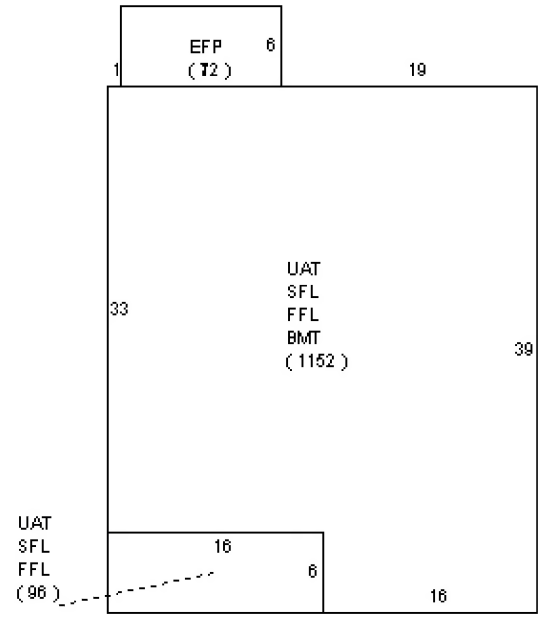
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.17
Special Features:	0	Val/Su Net:	111.01
Final Total:	447600	Val/Su SzAd	179.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	131.170	163,701
SFL	Second Floor	1,248	131.170	163,701
BMT	Basement	1,152	39.350	45,333
UAT	Upper Attic	312	52.470	16,370
EFP	Enclos Porch	72	63.740	4,590

Net Sketched Area:	4,032			Total:	393,695
Size Ad	2496	Gross Are	4968	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1980	8.00	T	31.2	101			600			600
19	Patio	D	Y	1	10 x 14	V	GD	2010	7.39	T	5.4	101			1,000			1,000

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600